

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 4

BEING A 0.312 ACRE TRACT OF LAND SITUATED IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 135, IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 0.71 ACRE TRACT OF LAND DESCRIBED IN ESTATE DISTRIBUTION DEED TO KAREN BETH CRAMER (63.9455% INTEREST) AS RECORDED IN COUNTY CLERK'S FILE NO. 1704457 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, AND IN SPECIAL WARRANTY DEED TO KAREN BETH CRAMER 2019 REVOCABLE MANAGEMENT TRUST (36.0545% INTEREST) AS RECORDED IN COUNTY CLERK'S FILE NO. 2136226 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, SAID 0.312 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTHEAST LINE OF SAID 0.710 ACRE TRACT, SAID CORNER BEING ON THE COMMON NORTHWEST LINE OF A CALLED 11.998 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO KNOX STREET PARTNERS NO. 30, LTD. AS RECORDED IN COUNTY CLERK'S FILE NO. 2202464 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, FROM WHICH A 5/8-INCH IRON ROD WITH "MYCOSKIE MCINNIS" CAP FOUND FOR THE EAST CORNER OF SAID 0.710 ACRE TRACT BEARS NORTH 59 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 127.37 FEET;

THENCE, SOUTH 59 DEGREES 34 MINUTES 58 SECONDS WEST, ALONG SAID COMMON LINE PASSING AT A DISTANCE OF 39.19 FEET A 5/8-INCH IRON ROD FOUND, PASSING AT A DISTANCE OF 45.55 FEET THE EAST RIGHT-OF-WAY LINE OF DAVIS ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), AND CONTINUING OVER AND ACROSS SAID DAVIS ROAD IN ALL A TOTAL DISTANCE OF 64.50 FEET TO A MAG NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 0.710 ACRE TRACT, SAID CORNER BEING ON THE NORTHWEST LINE OF SAID 11.998 ACRE TRACT, AND SAID CORNER BEING ON THE GENERAL CENTERLINE OF SAID DAVIS ROAD;

THENCE, NORTH 29 DEGREES 24 MINUTES 51 SECONDS WEST, GENERALLY ALONG SAID CENTERLINE, A DISTANCE OF 211.69 FEET TO A MAG NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 0.710 ACRE TRACT, SAID CORNER BEING THE SOUTH CORNER OF A CALLED 0.710 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CLINTON SMART AS RECORDED IN VOLUME 781, PAGE 682 OF THE DEED RECORDS, ELLIS COUNTY, TEXAS, AND SAID CORNER BEING ON SAID CENTERLINE;

THENCE, NORTH 60 DEGREES 56 MINUTES 46 SECONDS EAST, DEPARTING SAID CENTERLINE AND OVER AND ACROSS SAID DAVIS ROAD, AND ALONG THE NORTHWEST LINE OF SAID 0.710 ACRE TRACT TO KAREN BETH CRAMER, SAME BEING THE COMMON SOUTHEAST LINE OF SAID 0.710 ACRE TRACT TO CLINTON SMART, PASSING AT A DISTANCE OF 18.85 FEET THE EAST RIGHT-OF-WAY LINE OF AFORESAID DAVIS ROAD,

FROM WHICH A 5/8-INCH IRON ROD WITH "MMA" CAP FOUND BEARS NORTH 29 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 165.42 FEET, CONTINUING ALONG SAID COMMON LINE, PASSING AT A DISTANCE OF 20.23 FEET A 1/2-INCH IRON PIPE FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 64.21 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID COMMON LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 0.710 ACRE TRACT OF LAND TO KAREN BETH CRAMER IN SOUTHEASTERLY DIRECTION, ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 17 MINUTES 44 SECONDS, A RADIUS OF 280.00 FEET, A CHORD WHICH BEARS SOUTH 29 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 1.45 FEET, AND AN ARC LENGTH OF 1.45 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, SOUTH 29 DEGREES 29 MINUTES 21 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 0.710 ACRE TRACT OF LAND TO KAREN BETH CRAMER, A DISTANCE OF 208.71 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.312 ACRES (13,573 SQUARE FEET) OF LAND MORE OR LESS OF WHICH 0.092 ACRES (4,007 SQUARE FEET) LIE WITHIN THE PRESCRIPTIVE RIGHT-OF-WAY OF SAID DAVIS ROAD.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.

Michael J. Baitup

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TBPELS Firm No. 10194382

January 25, 2023



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	00°17'44"	280.00'	S29°38'14"E	1.45'	1.45'



0 50' 100'
SCALE 1" = 100'

JOSEPH HOWARD SURVEY,
ABSTRACT NO. 616

KAREN BETH CRAMER
(63.9455% INTEREST)
C.C.# 1704457
O.P.R.E.C.T.

&
KAREN BETH CRAMER 2019
REVOCABLE MANAGEMENT TRUST
(36.0545% INTEREST)
A CALLED 0.71 ACRES
C.C.# 2136226
O.P.R.E.C.T.

AS DESCRIBED IN
CASE NUMBER 493-42449-MT-7

IN THE
UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS,
FORT WORTH DIVISION
JUDSON CRAMER
A CALLED 0.71 ACRES

STATE OF TEXAS
51.008/100 UNDIVIDED INTEREST
PARCEL 11
PART 1
A CALLED 95.500 ACRES
VOL. 849, PG. 843
D.R.E.C.T.

STATE HIGHWAY NO. 360
(VARIABLE WIDTH RIGHT-OF-WAY)

HANOVER SOUTHGATE
LOT 1, BLOCK A
C.C.# 2231710
O.P.R.E.C.T.

SETH M. BLAIR SURVEY,
ABSTRACT NO. 135

DAVIS ROAD
(VARIABLE WIDTH PREScriptive
RIGHT-OF-WAY)

0.312 ACRES
(13,573 SQ. FT.)
0.092 ACRES
(4,007 SQ. FT.)
IN EXISTING R.O.W.

KNOX STREET PARTNERS NO. 30, LTD.
A CALLED 11.998 ACRES
C.C.# 2202464
O.P.R.E.C.T.

POINT OF BEGINNING
CIRS
GRID N: 6877423.25
GRID E: 2406024.27

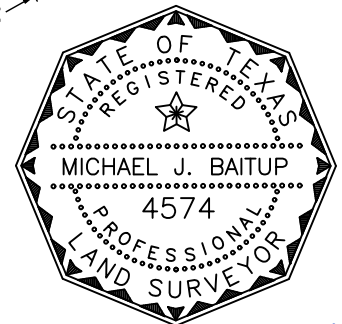
B.F. HOWARD SURVEY,
ABSTRACT NO. 513

LINE	BEARING	DISTANCE
L1	S59°34'58"W	64.50'
L2	N60°56'46"E	64.21'

LEGEND

—	ABSTRACT LINE
—	ADJOINER DEED LINE
—	BOUNDARY LINE
—	PROPOSED CENTERLINE
—	PROPOSED RIGHT-OF-WAY
●	CAPPED IRON ROD FOUND
●	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET (UNLESS OTHERWISE NOTED)
●	IRON PIPE FOUND
●	IRON ROD FOUND
C.C.#	COUNTY CLERK'S NUMBER
VOL., PG.	VOLUME, PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATE VALUES SHOWN ARE GRID COORDINATES.



Michael J. Baitup

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OF 3

DATE: 01/25/23
DRWN BY: W.P.
CHKD BY: M.J.B.
PROJ NO. 0150

EXHIBIT "B"
PERMANENT RIGHT-OF-WAY
PARCEL NO. 4

0.312 ACRES
IN THE
SETH M. BLAIR SURVEY, ABSTRACT NO. 135
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

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